

Statement by YTL for the Overview and Scrutiny Panel - Bristol Arena

Council Chamber, City Hall, Bristol

Friday 22 June

Thank you for the opportunity to address the Committee. I thought it might be helpful to summarise YTL's proposals ahead of the Question and Answer session.

Who are YTL?

A family business founded in 1955 in Malaysia. Strong family values and long term investors. They have never sold a business.

Now a highly successful international business, with interests in power, water, rail, cement, construction, voice and data communications, property development, housing, commercial, retail, hotels and spas, in South East Asia, China, Australia and Europe.

UK assets of over £3 billion, including Wessex Water, The Gainsborough Bath Spa hotel and Thermae Bath Spa in Bath, and hotels in London and Edinburgh.

Filton Airfield and the Brabazon Hangars

Acquired Filton Airfield in December 2015.

The Brabazon Hangars were purchased in May 2016

Outline planning permission for the airfield granted in 2017 for

- 2,675 homes
- 62 acres of employment space
- three schools
- community facilities
- mixed use centre
- new railway station and dedicated Metrobus route.

Work has started on the infrastructure and we expect to submit a Reserved Matters application for the first phase of housing shortly. As part of the airfield development, we have contributed to a total of £100m of infrastructure investment.

Why an arena at Filton?

The hangars are a landmark and testament to Bristol's engineering history. An arena in these iconic structures can reflect Bristol's proud aeronautical heritage.

The sheer size of the hangars facilitates a really great venue. The three hangars' site covers an area of 26 acres – larger than the O2's 22 acres and significantly larger than the Temple Island site.

It provides space for:

- sports
- music
- entertainment
- exhibitions

A multi-use configuration (round, horseshoe and sport specific) would provide maximum flexibility. There is secure access and overnight storage for large stage production crews. The site would serve a potential audience of approximately 12 million within a 2-hour travel time.

Experience shows that jobs and economic value do not come from an arena alone, but largely from the associated facilities – food, beverage, merchandise, etc, which we have plenty of space to develop.

We are committed to employing local people, both in the construction and future operation.

YTL Arena key features

- 16,000 seating
- Third largest arena in the UK – after Manchester and the O2
- Attracting international artists and events
- Incorporating up to 2,500 premium seats with large restaurants, private boxes and industry leading hospitality innovation concepts
- 5,000 square metres of food and beverage space created in two large entertainment zones
- State of the art technology
- Digital footprint to bring the show to life
- World class fan experience
- Flexible configurations and retractable seating to maximise types of events

Financial overview

Projected construction budget – £80m, with a further £20m for a bridge connecting the train station and Metrobus stop to the site, and associated facilities. Total £100m. Will be totally privately funded.

We already have interest from promoters, event organisers, sporting bodies and operators.

Our income projections show a modest but satisfactory return on investment.

Partnerships

Tourism and hospitality - working with local organisations such as Destination Bristol, and businesses to make sure that the whole of Bristol is engaged – creating packages for visitors to the arena, offering deals with local accommodation providers to encourage additional overnight stays.

Education and training - we will create a pathway from education into full time work that will offer practical learning through the running of a world class venue.

- Work placements and up to 100 full time vocational and apprenticeship courses in partnership with established further and higher education institutions around the region.
- Education programmes in technical, stage, sound, lighting and music production, events management, hospitality and sports management and business.

Jobs - up to 80 full time jobs will be created and up to 450 part time.

Key city stakeholders - the city has a history of innovation. The positioning of the Brabazon Hangars as an arena offers a great opportunity to bring the city's heritage for innovation and creativity to the fore and provide a focal/talking point for demonstrating this nationally and internationally.

Supporting local businesses - our commitment is to work with local businesses, sourcing local produce, products and services.

Managing events

Our project lead Andrew Billingham has significant experience in managing major events. In addition we are in discussion with top arena operators.

Flow of customers – strategies will be put in place to manage arrival and departure times through a variety of ticketing options, marketing and digital signage.

Ticketing - paperless and digital ticketing will be implemented, linked to loyalty and membership programmes.

Packages - we will partner with local organisations and businesses to offer packages to increase overnight stays and additional spend in the local economy.

Transport infrastructure

Good quality public transport is important in North Bristol and the arena will add to that importance.

There are three schemes that we believe are important:

- The train link between Temple Meads and Filton stations – which is in Network Rail's programme and funded for delivery around 2020
- Metrobus Phase 2 which we understand is funded but the delivery timetable needs to be clarified
- A rail link between Parkway station and Filton. This would be a new project which the KPMG report estimates at just under £53M. This estimate was based on twin tracking the line, something that Network Rail and GWR say will be unnecessary.

What is required will be improvements to signaling and bringing the freight track up to passenger standard. We understand this is likely to be no more than £15m.

There are already excellent national transport links in place – the intercity rail network, the M4 and M5 which link the arena to the north and south, east and west.

With the new Metrobus and Temple Meads train service, the arena complex becomes an extension of the city centre.

Many arenas in the UK are not located in city centres, eg O2, Wembley and NEC arenas.

The Filton location lends itself to a wide range of transport options, including park and rides utilising the significant parking spaces already available in the area.

We will adopt a green travel policy for staff and visitors and incorporate that within our ticketing and marketing strategy.

Sustainability

Our approach to sustainable design for the YTL Arena will be to take a holistic approach, to design, function and context, focusing on the intelligent use of materials and new technologies.

We aspire to achieve BREEAM Excellent (Building Research Establishment Environmental Assessment Method) as a demonstration of our commitment to sustainability through robust third party accreditation.

Issues relevant to the broader masterplan or city will also be taken into account. Environmental and sustainability excellence will be at the heart of the design.

Expert advisors

Andrew Billingham - project lead consultant:

- CEO of Bristol Sport, commercial and property company that delivered Ashton Gate stadium rebuild
- 27 years' experience operating large sporting, conference and music venues serving over 10m customers in major UK cities (Bristol, Birmingham, Stoke)
- Former senior adidas executive global event experience (World Cups, Olympics, Euro Championships)

Two of the UK's biggest operators have advised on feasibility and design of an arena.

Our architects Grimshaws have global experience of major projects.

Sir Alfred McAlpine's have advised on structure and construction.

We also have access to a range of specialist consultants on acoustics, M&E, structures, digital technology, fire, safety and transport.

Next steps

If a decision is made not to continue with the Temple Quarter arena, YTL will invest up to £1m in taking the Filton design to RIBA2, firming up income projections and developing a construction timetable. We will also firm up partnerships, operating arrangements and begin the planning process.

We would expect to complete this within 6 months and then be in a position to reach an agreement with Bristol City Council for delivery of the arena and associated transport infrastructure.

YTL's commitment

YTL will finance and deliver a world class arena in the Brabazon Hangar complex, together with associated facilities; subject only to satisfactory planning approval and confirmation of timely delivery the necessary public transport infrastructure.